

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 243

CASE NO. 78-1

November 9, 1978

Pursuant to notice, public hearings of the District of Columbia Zoning Commission were held on March 30, April 3, April 10, April 24 and May 1, 1978 to consider proposed amendments to the text of the Zoning Regulations. Such amendments proposed to modify requirements for all of the Commercial Districts, as well as the planned unit development process.

Following the lengthy hearings and receipt of large amounts of public testimony, the Commission determined to divide the case into several parts, for the purpose of discussing the matter and arriving at a decision. The Commission held several work sessions and finally determined that changes should be made to Article 54, concerning existing uses and structures in Commercial Districts.

This Order is one of a series of orders relating to the commercial revision case. Other orders will deal with the planned unit development process and other elements of the case. After all of the issues in the entire case have been decided, the Commission will issue a full statement of reasons setting forth the basis for its decision.

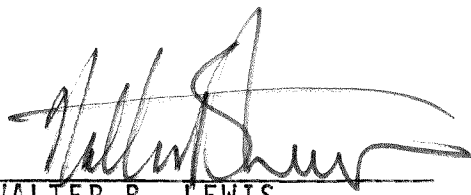
The Commission believes that the proposed amendments are in the best interests of the District of Columbia and are consistent with the intent and purposes of the Zoning Regulations and Zoning Act. The Commission therefore hereby order adoption of the following amendment to the Zoning Regulations:

Revise Sub-section 5401.1, regarding those situations where the conforming use and structure regulations would be applicable, to read as follows:

5401.1 This Article 54 shall only be applicable to those situations where property contained in one Commercial District (C-1, C-2-A, C-2-B, C-2-C, C-3-A, C-3-B, C-4, C-5) is rezoned to another Commercial District

(C-1, C-2-A, C-2-B, C-2-C, C-3-A, C-3-B, C-4, C-5) or where the Zoning Regulations have been amended so as to change the use, height, floor area ratio, lot occupancy, yard or court requirements for any or all the Commercial Districts.

Vote of the Commission taken at the public meeting held on October 16, 1978: 3-0 (Ruby B. McZier, John G. Parsons, and Walter B. Lewis to adopt, Theodore F. Mariani and George M. White not present, not voting).



WALTER B. LEWIS
Chairman



STEVEN E. SHER
Executive Director

This order was adopted by the Zoning Commission at its public meeting held on November 9, 1978 by a vote of 3-0 (Walter B. Lewis and George M. White to adopt, John G. Parsons to adopt by proxy, Theodore F. Mariani not voting, not having participated in the case, Ruby B. McZier not present, not voting).

In accordance with Section 3.62 of the Rules of Practice and Procedure before the Zoning Commission of the District of Columbia, this amendment to the Zoning Regulations is effective on 17 NOV 1978.